

**EXHIBIT A – REVISED FOR 2018**

**REGULATIONS ESTABLISHING MAXIMUM RENTAL RATES FOR  
MODERATELY PRICED DWELLING UNITS IN THE CITY OF FREDERICK**

**Section 1: Maximum Rental Rates With Utilities Included**

The maximum rental rates for rental units with utilities included<sup>1</sup> under The City of Frederick’s Moderately Priced Dwelling Unit (MPDU) Program are listed below:

<b>Unit Size by Bedrooms</b>	<b>Maximum Monthly Rent Permitted</b>	<b>Based on Income of the following Household Size</b>
Efficiency	\$1,356.00	1 person
1	\$1,453.00	Average of 1 person and 2 person household
2	\$1,744.00	3 person
3	\$1,936.00	4 person
4	\$2,091.00	5 person

Maximum monthly rental rates are based on a maximum of 30%<sup>2</sup> of 80% of the adjusted median income for the Washington, D.C. MSA as determined by the U.S. Department of Housing and Urban Development (HUD). The rental rates will be revised on an annual basis based on Annual Income Limits published by HUD.

**Calculation Examples for Section 1:**

1. Efficiency Unit -  $\$54,250 \times 30\% \div 12 = \$1,356.00$  (rounded to the nearest dollar)
2. 1-Bedroom Unit -  $\$54,250 + \$62,000 \div 2 \times 30\% \div 12 = \$1,453.00$  (rounded to the nearest dollar)

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<sup>1</sup> For the purposes of these regulations, utilities are defined as central heat, hot water, central air conditioning, water and sewer fees, stormwater management fees, refuse/trash collection, recycling collection, and parking fees.

<sup>2</sup> Based on the amount that households should pay for housing costs as determined by *The Self-Sufficiency Standard* developed by the Community Action Board of Montgomery County, Maryland, 2008

**Section 2: Maximum Rental Rates Without Utilities Included**

The maximum rental rates for rental units without utilities included<sup>3</sup> under The City of Frederick’s Moderately Priced Dwelling Unit (MPDU) Program are listed below:

<b>Unit Size by Bedrooms</b>	<b>Maximum Monthly Rent Permitted</b>	<b>Based on Income of the following Household Size</b>
Efficiency	\$1,130.00	1 person
1	\$1,211.00	Average of 1 person and 2 person household
2	\$1,453.00	3 person
3	\$1,614.00	4 person
4	\$1,743.00	5 person

Maximum monthly rental rates are based on a maximum of 25%<sup>4</sup> of 80% of the adjusted median income for the Washington, D.C. MSA as determined by the U.S. Department of Housing and Urban Development (HUD). The rental rates will be revised on an annual basis based on Annual Income Limits published by HUD.

Calculation Examples for Section 2:

1. Efficiency Unit -  $\$54,250 \times 25\% \div 12 = \$1,130.00$  (rounded to the nearest dollar)
2. 1-Bedroom Unit -  $\$54,250 + \$62,000 \div 2 \times 25\% \div 12 = \$1,211.00$  (rounded to the nearest dollar)

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<sup>3</sup> For the purposes of these regulations, utilities are defined as central heat, hot water, central air conditioning, water and sewer fees, stormwater management fees, refuse/trash collection, recycling collection, and parking fees.

<sup>4</sup> Based on the amount that households should pay for housing costs as determined by *The Self-Sufficiency Standard* developed by the Community Action Board of Montgomery County, Maryland, 2008